



INNER WEST LOCAL PLANNING PANEL
MEETING

21 SEPTEMBER 2021

MINUTES

MINUTES of INNER WEST LOCAL PLANNING PANEL MEETING held by Zoom
Teleconference on 21 September 2021.

Present: Adjunct Professor David Lloyd QC, Mr Brian Kirk; Mr John McInerney;
Ms Kath Roach.

Staff Present: Strategic Planning Manager, Team Leader Strategic Planning Policy,
Senior Specialist Strategic Planner and Administration Officers.

Meeting commenced: 12:30pm

**** ACKNOWLEDGEMENT OF COUNTRY**

I acknowledge the Gadigal and Wangal people of the Eora nation on whose Country we are meeting today, and their elders past and present.

**** DECLARATION OF PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS**

There were no declarations of interest.

IWLPP928/20 Agenda Item 1	122-130 Pymont Bridge Road, 206 Parramatta Road, Annandale
Description	<p>Planning Proposal to amend the draft Inner West Local Environmental Plan (IWLEP) 2021 for the site to:</p> <ul style="list-style-type: none"> • rezone the site from IN2 Light Industrial to B5 Business Development. • provide an incentive Floor Space Ratio (FSR) of 4:1 and incentive Height of Building (HOB) of 35m equivalent to 8 storeys for a development with at least 9,000 sqm of health service facility. • allow ancillary retail uses up to a maximum of 1000 sqm. • prohibit residential accommodation, tourist or visitor accommodation. • introduce new site-specific provisions to ensure that the development relying on FSR and HOB incentives: <ul style="list-style-type: none"> ○ achieves appropriate built form, setbacks and transition. ○ provides adequate setbacks and active frontages to key streets. ○ provides walking and cycling connections along Mathieson Street between Cahill Street and Parramatta Road and enhance safety through creation of a “Shared Zone”. ○ provides at least 600sqm of new public open space/ landscaped plaza along Mathieson Street. ○ contributes towards community infrastructure through public domain improvements along Cahill Street, Pymont Bridge Road, Parramatta Road and Mathieson Street including footpath widenings, traffic calming, landscaping and water sensitive urban design. ○ includes end of journey facilities to support walking and cycling. ○ ensures that development will not significantly increase the amount of traffic on the adjoining street network. ○ incorporates mechanisms to reduce urban heat including green infrastructure. ○ provides an environmentally sustainable 6-Star Green Star rated building. <p>This proposal is consistent with State and Council endorsed policies including Eastern City District Plan, Parramatta Road Corridor Urban Transformation Strategy, Camperdown-Ultimo Collaboration Area Place Strategy, Inner West Local Strategic Planning Statement and Employment and Retail Lands Strategy.</p>
Proponent	FPD Pty Ltd

The following people addressed the meeting in relation to this item:

- Alex Sicari
- Michael File
- Phillip Rossington

DECISION OF THE PANEL

THAT the Inner West Planning Panel resolved as follows:

1. THAT it does not support the Planning Proposal prepared by FPD Pty Ltd dated June 2021.
2. THAT the Planning Proposal prepared by Council officers dated September 2021 to amend the draft Inner West Local Environmental Plan 2021 (IWLEP) for 122-130 Pymont Bridge Road and 206 Parramatta Road, Annandale has sufficient strategic and site-specific merit to be submitted to Minister for Planning for a Gateway Determination in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979 subject to the following change:
 - a. the proposed site-specific LEP provision be amended to ensure that the proposal achieves at least 9000 sqm of floorspace associated with health, education, research, technology, and creative uses.
 - b. The area within the development to be used for retail purposes should be expressed in the site specific LEP provisions as a percentage rather than as an area in square meters

The decision of the panel was unanimous

The Inner West Planning Panel Meeting finished at 1:19 PM

CONFIRMED:



**Adjunct Professor David Lloyd QC
Chairperson
21 September 2021**